

The Town of James Island held its regularly scheduled meeting on Thursday, January 20, 2022 at 7:00 p.m. at the Town Hall, 1122 Dills Bluff Rd., James Island, SC. This meeting was held virtually on Zoom.

Roll Call: The following members of Town Council were present: Boles, Mignano, Milliken, Mullinax, and Mayor Woolsey, presided. Also, Town Administrator, Ashley Kellahan, Town Attorney, Bonum S. Wilson, Finance Director, Merrell Roe, Public Works Director, Mark Johnson, JI Arts & Cultural Center Development Coordinator, Caroline Self, Island Sheriff's Patrol, Lt. Shawn James, Patrol Division/Town of James Island, Deputy Chris King, and Town Clerk, Frances Simmons. A quorum was present to conduct business. This meeting was held in accordance with the Freedom of Information Act and the requirements of the Town of James Island with notices provided to the public.

Public Comment: None present to speak.

Consent Agenda:

Minutes of December 16, Regular Town Council Meeting: Motion to approve was made by Councilman Milliken, seconded by Councilwoman Mignano. Councilman Boles' had technical difficulty during the roll call. Motion passed.

Information Reports:

Finance Report: Finance Director, Merrell Roe summarized the monthly report by reviewing revenue and expenditures for the month. Accepted as information.

Administrator's Report: Town Administrator, Ashley Kellahan gave an overview of the Administrator's report and summarized the month's activities. Accepted as information.

JJ Arts & Cultural Center Report: Arts & Cultural Center Development Coordinator, Caroline Self gave an overview of current and upcoming events scheduled at the Arts Center. Councilman Milliken complimented Mrs. Self for the excellent amount of progress that has been made and everyone for this great facility.

Public Works Report: Public Works Director, Mark Johnson gave an overview of projects undertaken by the PW Department. His report was accepted as information. Councilman Mullinax inquired about the power connection to the speed detection sign on Ft. Johnson Rd. and Mr. Johnson replied that Dominion Energy is working with our contractors to get it setup which should be done soon. Councilman Milliken asked the timeline for the next phase of the Dills Bluff sidewalk because a number of people have been asking about it. Mr. Johnson noted that many people have also asked him about. He said as soon as information becomes available it will be made public.

Mrs. Kellahan clarified the two phases going on right now. One is the phase that we have permitted with the design phase from Seaside to Condon (that we have received CTC funding for and the County is moving forward with). And, the other phase we've approved the design and survey costs; the survey has been completed. Mayor Woolsey asked where the final steps would go and Mr. Johnson stated the final phase is from Condon to Ft. Sumter and Ft. Sumter to Harbor View Rd.

Island Sheriff's Patrol Report: Lt. James reported that some Island Sheriff's Patrol hours were allocated in December due to that being a high rise in crime time. He announced that 2021 was a phenomenal year having only a few break-ins/complaints. Lt. James complimented the Town for having the LPR camera on Harbor View Rd. He said because of this an elderly person with dementia was located. Councilman Boles shared a concern about juveniles riding dirt bikes/4-wheelers at night without headlights on their bikes in areas not properly lighted. Lt. James agreed that is a problem and when the youths are encountered, they are turned over to a parent. Deputy King agreed as well noting this is a situation that is being worked on. Councilman Boles said perhaps a place is needed where youths could ride safely and he asked Lt. James if he could assist with that. Lt. James thought perhaps an informational flyer could be done but expressed concerns about possibility liability in doing that.

Requests for Approval by Staff:

Dock Street Park ADA and other Improvements: Mrs. Kellahan reported that the PARD Grant recently submitted was for some improvements at Dock Street Park. She presented to Council the Scope and Fee for these services from

Stantec. She noted the issues about the dock and a need for improving playground equipment to make it handicapped accessible. The cost of the survey is \$3,000 and the Master Planning Services is \$5,000. Mrs. Kellahan said most of the cost would be covered by a grant that is between \$5,600 or \$5,800 and the Town would commit \$1,000, so most of the cost would be reimbursed to us. Motion in favor by Councilman Milliken, seconded by Councilman Boles.

Vote

Councilman Boles	Aye
Councilwoman Mignano	Aye
Councilman Milliken	Aye
Councilman Mullinax	Aye
Mayor Woolsey	Aye

Unanimous.

Pipe/Apron Repair on Starboard Rd: Mrs. Kellahan presented for approval the repair of the pipe/apron at 1051 Starboard Rd. because of a failed section of concrete there. The cost for the County to repair is \$10,996. Motion in favor by Councilman Boles, seconded by Councilman Milliken.

Vote

Councilman Boles	Aye
Councilwoman Mignano	Aye
Councilman Milliken	Aye
Councilman Mullinax	Aye
Mayor Woolsey	Aye

Unanimous

Budget Proposal to Write Grant: Mrs. Kellahan gave an overview of the request for Global Partners to secure a Land and Water Conservation Grant for the Town. The cost is \$2,000 to write and submit the Grant. Motion in favor by Councilman Boles, seconded by Councilman Milliken.

Councilwoman Mignano asked if the Grant would be for the dock at Dock Street Park and Mrs. Kellahan said it would be for Brantley Park. Councilwoman Mignano referenced the maximum Grant Award of up to \$300,000 and asked if that would pay the entire cost of the dock. Mrs. Kellahan said it possibly could but she did not have those figures in front of her. Most likely a match would be required from the Town but at this time it is uncertain what that percentage would be. Mayor Woolsey noted the unlikelihood of a replacement dock costing \$300,000.

Councilman Boles requested clarification that Council is voting to secure a Grant for funds outside of the Town's coffeur and Mayor Woolsey confirmed. Councilman Boles added that docks are expensive projects and we've had a lot of wrestling with this particular one. It is condemned or it should be condemned and it is a hazard. He said if we could identify outside funds to help make it safe, it seems like investing a little money in writing a Grant is a wise use of money. Councilwoman Mignano agreed.

Vote

Councilman Boles	Aye
Councilwoman Mignano	Aye
Councilman Milliken	Aye
Councilman Mullinax	Aye
Mayor Woolsey	Aye

Unanimous

Purchase of Two (2) Additional Radios: Mr. Johnson reported that staff has been working on an Emergency Action Plan for Safety and Security at the Mayor's direction. In discussions with staff it was determined there is not enough communication. He explained that Caroline Self has no way to get help quickly if she needs to except to phone Town Hall or to pull the panic button. One of the radios would be for the Arts & Cultural Center and the other used by Field Operations staff. Motion in favor by Councilman Mullinax, seconded by Councilwoman Mignano.

Councilman Milliken asked moving forward if there would be compatibility with the phones we already have and anything new such as 5G or other networks. Mr. Johnson said these are 800 megahertz radios that works with the County's system. The Town has its own frequency with capability to reach EMS, Fire, and Law Enforcement. Cost: \$5,662.

Vote

Councilman Boles	Aye
Councilwoman Mignano	Aye
Councilman Milliken	Aye
Councilman Mullinax	Aye
Mayor Woolsey	Aye
Unanimous	

Scope and Fee for Camp & Folly Easement Improvements: Mrs. Kellahan reported that some time ago Council voted to look at having welcome signs and flags in our easement but that was held off until the Chase Bank was completed because of landscape buffering, multi-use paths, and the bus shelter. Stantec, (who did the original conceptual) has gotten a lump sum of \$3,800 to look at this again. Motion in favor by Councilman Mullinax, seconded by Councilman Milliken.

Councilman Mullinax said he read in Stantec's proposal that the American Flag with other flags would be optional. He stated wanting to make sure Stantec is aware that his Resolution is for six flags; one to represent each branch of service along with Coast Guard and State Flag. Mrs. Kellahan said that was discussed and she think they will propose different options. She explained one way to approach this was to have a stand-alone flagpole with the American and State flags, which is something Chase Bank could manage because staff will not always be available to raise/lower the flag. She said an option is to have a place to display all of the flags during special occasions, (such as for Veterans and Memorial Day); and whether to fly (or not fly) them all the time. Mrs. Kellahan said these things were discussed is why the proposal reads the way it does and Councilman Mullinax noted that this could be revisited as the process moves along.

Councilman Milliken said since we are in the early stage and there is an actual structure, perhaps there is the need for lighting and he hopes solar power could incorporated into this prospectus. He think solar would save us money in regard to wiring the bus stop or the signage area. He said if there are flags, including the American flag, it would need to be illuminated if left up at night. Mrs. Kellahan thought the shelter that CARTA is going to install and pay for, has solar capabilities. Mrs. Kellahan did a screen share and gave an overview of the project. She also mentioned that Councilman Mullinax had the idea to name the area or after a veteran or have a marker there and thought the VFW could help with that. Councilwoman Mignano thought all of the flags should be considered in the development of the design. She had mentioned that idea to the Commander at the VFW who was excited to hear about the flags.

Councilman Boles rose to a point of order that the idea of honoring service members is great, but he does not see that in any of the pictures or in the proposals and is concerned that we are going to spend a lot of money on things that doesn't have anything to do with raising flags Councilman Mullinax talked about. Mayor Woolsey made the correction that it is not a point of order, it is general discussion.

Councilman Boles recalled that the Town contributed \$100,000 to purchase the corner; then the lots were consolidated and sold to Chase Bank. He said a lot has changed since then. He referred to the drawn concept on the Town sign, that one side has benches and a bus stop that is not there. He said, if anything, Council should vote on putting up flag poles and light them. He said the corner property could have been a lot of things, but now it is a Chase Bank and our easement is a parking easement with some requirement that we maintain landscaping. Councilman Boles moved to amend the motion to approve putting in the flag poles Councilman Mullinax recommends and nothing else. He said it would be great to honor our service members and putting in the other signs is not a wise expenditure of money because we do not have the schematics to hire an engineer for a new design. Mayor Woolsey clarified that the amendment is to have no mention of signage or design. He stated that Council has already passed a motion to put flags in this spot and the request before Council is to develop a plan to include informational signage. He said Councilman Boles'

amendment is to remove informational signage and only have flags. There was no second to the amendment and it failed.

Councilwoman Mignano said she understood what Councilman Boles referred to because with Chase Bank there the road looks significantly narrower than what was previously presented to them. She said it seems Chase is closer to the road and that would present difficulty in deciding where to place signage without blocking the visibility of drivers on an already dangerous intersection. Mrs. Kellahan responded that there is enough room and she met with Signature Signs today who put up the sign for Brantley Park. She said Mr. Horn is an expert in knowing where to place signs and would defer to him.

Mayor Woolsey said in his view this is why we need to hire Stantec to evaluate the location and concerns that driver visibility will not be interfered with anything we add or can put there. He believes the original design from two years ago tells us next to nothing about what we can do under these current circumstances. With regard to the Town's easement, Chase is not allowed to put anything there. The Town is allowed to make public improvements, which could be flag poles, flags, or signs. But exactly what will fit now in that area, and fit in a way that fits with Chase, does not include a bus shelter because that is now on the other side of Chase. He said we need help in designing something that looks nice and more than having the PW Director dig holes and place flag poles in them. He said the Town needs something to be proud of and Stantec's proposal is a wise move.

Councilman Milliken asked for verification that we have budgeted \$12,000; and with \$3,800 for the plan we will probably need to rethink allocation for this improvement. Councilman Milliken's other question was to make sure we are in compliance with SCDOT regulations for signage and flagpoles close to their right-of-way. Mayor Woolsey agreed with that point and noted that Stantec would be sure we are in compliance.

Councilman Boles further that this corner is not a wise expenditure of constituents money; to dress up the corner Chase Bank now occupies. He commented that it could've been something else but he was out voted. He hopes Council thinks long and hard before spending more money on the Chase Bank corner on Camp & Folly Rd. He thinks Councilman Mullinax's idea to put up flags is a sound idea and the Town's money would be better spent.

Councilwoman Mignano further expressed concerns about the corner. Her office is across from that corner and though she was unfamiliar with how deep our easement is in front of Chase, she has concerns with people coming down Folly Rd. and a sign would be hard to see on that side. She is unsure how beneficial it would be and how many people would actually see it if they were in front of Chase Bank. We may be better served by having a Town sign (such as on Harbor View) further down on Camp Rd. where there is not much traffic.

Mayor Woolsey said Council would be given options about the informational signage and visibility. He said we are hiring people who know their job and make sure everything is safe before we construct anything and that would come back to Council.

Councilwoman Mignano asked about the \$3,800 and Mrs. Kellahan said if Council approves moving forward we would pay Stantec \$3,800.

Vote

Councilman Boles	Nay
Councilwoman Mignano	Nay
Councilman Milliken	Aye
Councilman Mullinax	Aye
Mayor Woolsey	Aye

Passed: 3-2

New Website:

Mrs. Kellahan reported that a part of the 2021-2022 approved budget is an allocation of funds to redesign our website to make it informative, intuitive, and accessible. Staff recommends utilizing our existing partner, VC-3. She said prices were compared to similar sized city websites and the lowest price upfront was @ \$20-24K with annual hosting/maintenance fee of \$4,000. Staff recommends award to VC-3 for \$12,500; and monthly @ \$350. Motion in favor by Councilman Boles, seconded by Councilwoman Mignano. Councilman Boles said he had shopped websites

for his business and agree this price is reasonable and the Town's website could use a more modern look. Councilman Milliken asked and received information that we currently pay \$125 month for hosting and it is all encompassing. Councilman Milliken asked if bids were not required and Mrs. Kellahan said we did not have to bid because VC-3's prices are reflective and we have a contract with them for other computing needs and we get a discount.

Vote

Councilman Boles	Aye
Councilwoman Mignano	Aye
Councilman Milliken	Aye
Councilman Mullinax	Aye
Mayor Woolsey	Aye
Unanimous	

Action Items:

Donation to Association of the Blind and Visually Impaired: Councilman Boles reported the rep had a conflict in attending tonight's meeting and asked to defer this request to the February meeting. Motion to defer was made by Councilman Boles, seconded by Councilman Mullinax.

Vote

Councilman Boles	Aye
Councilwoman Mignano	Aye
Councilman Milliken	Aye
Councilman Mullinax	Aye
Mayor Woolsey	Aye
Unanimous	

Retain Joe Qualey as the Legal Counsel to assist with Property Tax Restructuring: Motion in favor by Councilman Boles, seconded by Councilman Milliken. Councilman Boles spoke that during Council's discussion about Stantec, they were referred to as a company the Town trusts. He said Joe Qualey is someone who can be trusted to help the Town. Mr. Qualey is experienced; having served as a Town Councilman, County Councilmember; is an attorney and a James Island resident. He said you may not always like what Joe says, but he is a person of integrity that speaks the truth. Councilman Boles said he thinks we are running out of time in coming up with an alternative to the Cost Sharing Agreement we had in place for many years. He understands the Town placed an ad for interested parties and he is sure there are others who are smart, qualified and could help us. But thinks Mr. Qualey is uniquely qualified to help us develop an alternate plan. Councilman Boles asked Council to join him and vote to retain Mr. Qualey as legal counsel for the property tax restructuring. He said Council will need to vote on Mr. Qualey's proposal and may/may not decide to follow it but he cannot think of anyone more suited to help us and give us an honest and helpful advice. Councilman Mullinax agreed. He has known Mr. Qualey for 12 years, and he is a personal friend. He expressed concern that we ran the ad and could open ourselves to trouble. He suggested letting the ad run its course and have a special meeting after that. He said Mr. Qualey has done a lot for the Town and is one of the early pioneers. Councilman Mullinax moved to defer a vote until the ad run ends, Mayor Woolsey seconded. Councilman Boles said he did not believe there would be a civil liability if the Town decides to proceed before the ad ends. He recalled during the last Cost Sharing meeting that he changed his vote and now it's almost a year later with no alternate plan. He said the Town needs to lower taxes for the residents of James Island residents; one of our highest duties and encouraged everyone to vote in favor of retaining Mr. Qualey.

Mayor Woolsey said that we received two submissions, one from Mr. Qualey and the other from the County Attorney for Berkeley County. He said we are week out from the ad deadline and supports Councilman Mullinax's motion to defer. As discussion continued Mayor Woolsey noted that assigning Mr. Qualey before the ad ends would exclude candidates that are white male, people of color, and female, and also that a special meeting could be held after the deadline. Councilwoman Mignano commented that the statement about white male, people of color and women was unnecessary. Councilman Milliken stated it would have been helpful to include Council's input, and the urgency of waiting on a decision is another week that we don't have. After discussion, Mayor Woolsey called for the vote to defer:

Vote to Defer:

Councilman Boles	Nay
Councilwoman Mignano	Nay
Councilman Milliken	Nay
Councilman Mullinax	Aye
Mayor Woolsey	Aye
Failed	

Main Motion:

Councilman Boles	Aye
Councilwoman Mignano	Aye
Councilman Milliken	Aye
Councilman Mullinax	Aye
Mayor Woolsey	Nay
Passed	

Committee Reports:

Land Use Committee: Councilwoman Mignano reported that the BZA at its meeting on January 18 denied the request for a Special Exception for Beverage/Related Products Manufacturing and Alcohol Sales and Consumption in the Community Commercial District at 1622 Camp Rd.

Environment and Beautification Committee: Councilman Milliken reported that James Island Pride hosted an island-wide litter pickup with Surfrider Charleston and the SCDOT on Sat. Jan. 15. 57 volunteers removed over 114 bags of litter from our island roadways. He said this was a great turnout with great success. He thanked Charleston County Deputies for traffic control around the access road on Folly to Harbor View Road, and around the connector access ramp. Councilman Milliken said he hopes with the roadways looking as great as it is now, that people would think twice before littering. The next event is scheduled for March 19 and hopefully they will get just as many people to volunteer to pick up litter.

Children's Committee: No Report.

Public Safety Committee: Councilman Mullinax announced the next meeting of Neighborhood Council on Thursday, the 27th at 7:00 p.m.

History Committee: Mayor Woolsey announced that the History Committee continues to meet the first Tuesday of the month virtually at 6:00 p.m. because of COVID concerns. A subcommittee has been established to look into history trails that includes signage at various locations. The committee is also working on events for the First Shot Ceremony scheduled for spring at Ft. Johnson.

Rethink Folly Road: Mayor Woolsey announced that Councilwoman Mignano is now a member of the Steering Committee. The next meeting is scheduled for February when they will be electing a new Chair and Vice Chair. Mayor Woolsey previously served as Chair and City Councilwoman Jackson as Vice Chair.

Drainage Committee: Councilman Mullinax announced meeting on February 9th at 3 p.m.

Business Development Committee: Councilman Boles announced plans to begin meeting soon. Anyone with questions may reach Councilman Boles by emailing him.

Trees Advisory Committee: Councilman Milliken announced plans for the Tree Award Program and for upcoming Tree Interns to survey rights-of-way on the island. An extended list of trees have been added to the website.

James Island Intergovernmental Council: Mayor Woolsey announced a meeting date has not been scheduled but the order of business at the next meeting is to elect a new chairperson.

Proclamations and Resolutions:

Resolution #2022-01: TST Funding for FY 2023 for Regatta Road: Motion in favor by Councilman Milliken, seconded by Councilman Boles.

Vote:

Councilman Boles	Aye
Councilwoman Mignano	Aye
Councilman Milliken	Aye
Councilman Mullinax	Aye
Mayor Woolsey	Aye
Unanimous	

Resolution #2022-02: Request Staff to Investigate Affordable Housing Options: Motion in favor by Councilman Mullinax, seconded by Councilman Milliken. Councilman Mullinax stated that he read an article in the Post & Courier about Charleston County purchasing vacant homes to fix them up. This information led him to the idea of the Town possibly using money from the American Rescue Plan for affordable housing as there is a critical need in the Town. Council Mullinax requested that staff investigate programs the Town could initiate/or enter into a partnership with Charleston County (or through other means) for affordable housing in the Town. Both Councilman Boles and Councilman Milliken thought this was an excellent idea and is worthwhile to study.

Vote:

Councilman Boles	Aye
Councilwoman Mignano	Aye
Councilman Milliken	Aye
Councilman Mullinax	Aye
Mayor Woolsey	Aye
Unanimous	

Ordinances up for First Reading: None

Ordinances up for Second Reading: None

New Business:

Councilman Boles took this opportunity to recognize Town Administrator, Ashley Kellahan to thank and complement her on her role as Town Administrator and the work she has done for the Town. He wished her the best in her new position with the Municipal Association.

Executive Session: Not needed

Announcements/Closing Comments:

Mayor Woolsey recognized Town Administrator, Ashley Kellahan and presented her with the Key to the Town for outstanding work. Mrs. Kellahan served as Town Administrator from October 2013 to February 2022 and has far exceeded his expectations. He complimented her for the successful building of the Town Hall, the creation of the James Island Arts & Cultural Center and the numerous other projects she was a part of. Mrs. Kellahan will be the Field Services Regional Manager with the Municipal Association.

Councilwoman Mignano congratulated Mrs. Kellahan stating that she will be missed. She appreciated her willingness to help when she was elected to Council.

Councilman Milliken thanked Mrs. Kellahan for her work on the Town Hall along with many other projects and cannot imagine how things would've turned out without her guidance. He is appreciative that she will remain here on James Island and hopes she will be coming to the Town Hall every now and again.

Councilman Mullinax thanked Mrs. Kellahan for all of her help over the years and wished her success in her new job.

Lt James and Deputy King also thanked Mrs. Kellahan for the support she has given to them with the Island Sheriff's Patrol and her ability to make things happen.

Mrs. Kellahan thanked everyone for the privilege of working for the Town and could not have asked for a better staff, Mayor, and Council to work with. She is grateful that her new position with the Municipal Association as a Field Services Manager will keep her and her family here on James Island, a place that she loves dearly. While it's sad to say goodbye, she is excited to be taking her next step in a new position.

Adjournment: There being no further business to come before the body, the meeting adjourned at 8:56 p.m.

Respectfully submitted:

Frances Simmons
Town Clerk